

## Minutes - Planning & Building Committee



**MEETING DATE:** February 1, 2010

**LOCATION:** L.E. Shore Memorial Library

**PREPARED BY:** Corrina Giles, Deputy Clerk

### A. Call to Order

- Mayor Anderson called the Committee meeting to order with designated Committee members Deputy Mayor McKinlay, Councillor McGee, Councillor Kennedy, Chair Martin was absent due to vacation. Also in attendance was Mayor Anderson and Councillor Gamble.
- Also in attendance was Chief Administrative Office Paul Graham, Director of Planning and Building David Finbow, Senior Planner Cindy Welsh, Planner Bryan Pearce, Director of Engineering and Public Works Reg Russwurm and Planner Shawn Postma
- Mayor Anderson called the Meeting to order then asked that Councillor McGee Chair the Planning & Committee Meeting.
- Approval of Agenda:

Moved by: Ellen Anderson      Seconded by: D.R. McKinlay

THAT the Agenda of February 1, 2010 be approved as circulated including any additions or revisions to be made

In speaking to the Motion, Councillor Kennedy spoke noting he has a matter to add under E. New & Unfinished Business for discussion

The Committee then voted on the Recommendation, Carried.

- No member declared a pecuniary interest with any matter as listed on the Agenda.
- Previous Minutes

Moved by: R.J. Gamble      Seconded by: Cameron Kennedy

THAT the Minutes of December 7, 2009 be approved as circulated including any revisions to be made, Carried.

### B. Public Meetings - 7:00 p.m.

#### B.1 Notice of Application & Public Meeting – Proposed Zoning By-law Amendment – Toronto Ski Club

Chair McGee read the Notice noting the purpose of the Application is to consider a request by the Toronto Ski Club to construct a new 351 square metre addition to the existing clubhouse, as well as providing other interior and exterior improvements to the building. John noted that the application also proposes to recognize a deficiency in the number of parking spaces provided for the ski club use on the property, noting that a second parking

area exists on a separate property across the street from the main property.

The proposed addition requires an amendment to the existing Zoning By-Law (By-law 83-40) which limits the existing clubhouse to a maximum gross floor area of 1450 square metres. The existing By-law also recognizes a number of reduced setbacks from property lines required for the building, decks and parking areas, which are not proposed to change.

Chair McGee noted should the effect of this By-law Amendment should it be granted, would increase the maximum gross floor area permitted on the property to a maximum of 1850 square metres to recognize the gross floor area of the existing structure and proposed addition, and to establish a new minimum parking space requirement on the property and adjacent lands.

The subject lands of this proposed Amendment are owned by the Toronto Ski Club and are legally described as Part Lot 19, Concession 3; Town of the Blue Mountains. These lands are locally described with a civic address of 796456 Grey Road 19; as shown on the attached sketch.

John noted if a person or public body does not make oral or written submissions at a public meeting to the Town of the Blue Mountains in respect of the proposed Zoning By-law Amendment, the person or public body is not entitled to appeal the decision of the Town Council to the Ontario Municipal Board; and may not be added as a party to the Hearing of an appeal before the Ontario Municipal Board.

The Deputy Clerk then read correspondence received from Grey Sauble Conservation Authority, Grey County Transportation and Public Safety Department, Niagara Escarpment Commission, Grey County Planning & Development Department, Grey County Health Unit and Blue Mountain Resorts Limited.

Director of Planning & Building David Finbow then declared a pecuniary interest.

Planner Shawn Postma spoke noting Owen Johnston and Roy Hunt of the Toronto Ski Club were present.

Owen then spoke identifying areas to be improved at the Toronto Ski Club. Owen further identified the parking lot across the street from the Toronto Ski Club and the fire route along Blue Mountain Resort.

Owen then reviewed the proposed first floor interior renovations, including the washrooms and the second floor renovations including the kitchen, noting the loft area will be extended for mechanical uses. Owen then reviewed the outside views of the building and elevations.

Councillor Gamble then questioned if there is sufficient on and off-site parking, Planner Shawn Postma replying no there is insufficient parking on the property, but further noted there is additional parking for the Toronto Ski Club across the street, further noting it is unknown if there is sufficient parking at present.

Councillor Kennedy then referenced the native species referenced by the Niagara Escarpment, Planner Shawn Postma replying the NEC are referring to the native species on the main slope of the property.

As no one further wished to speak Chair McGee declared the public meeting to be closed.

## **B.2 Consent B25-2009 and Zoning By-law Amendment – Nona Ardiel**

Chair McGee read the Notice and noted the purpose of the Application is to address a potential condition of Consent on Application B25-2009, noting the Consent application proposes to sever a 12.0 hectare agricultural parcel on the eastern portion of the property and deed it as a lot addition to the existing 5.87 hectare rural residential parcel to the west, containing an existing dwelling and agricultural building. A 1.58 hectare rural residential parcel would be retained, containing an existing dwelling. John noted if the Consent is granted, a Zoning By-Law Amendment would be required to rezone the retained parcel and property newly enlarged parcel, and to recognize the proposed newly enlarged parcel, and to recognize the proposed newly enlarged parcel as being deficient of the 20 hectare lot area requirement of the General Rural (A1) Zone.

John noted the effect of this Amendment would be to rezone the subject lands to General Rural (A1) Zone and Rural Estate Residential (RURa) Zone; and to establish a new minimum lot area of 17 hectares for the newly enlarged parcel in the General Rural (A1) Zone.

John noted the subject lands of this proposed Amendment are owned by Ardis and Nona Ardiel and are legally described as Part 2, 16R-5211, Part 1, 16R-7807, Part Lot 12, Town of The Blue Mountains. The lands are locally described as being located on the southeast corner of the intersection between Grey Road 40 and The Blue Mountains–Euphrasia Townline with a civic address of 356769 The Blue Mountains-Euphrasia Townline and 827209 Grey Road 40.

John noted if a person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of The Town of The Blue Mountains before the by-law is passed, the person or public body is not entitled to appeal the decision of The Corporation of the Town of The Blue Mountains Council to the Ontario Municipal Board.

The Deputy Clerk then read correspondence received from Grey Sauble Conservation Authority, Grey County Transportation and Public Safety Department, Grey County Planning & Development Department and the Grey County Health Unit.

As no one wished to speak, Chair McGee declared the public meeting to be closed.

## **C. Staff Reports as circulated**

### **C.1 Update on Ontario Municipal Board Mediation Session – Martinek/Tyrolean Village Resorts Appeal, Short Term Accommodation Zoning By-Law No. 2009-03 – PL.10.11**

Director of Planning & Building David Finbow spoke noting Ontario Municipal Board (“OMB”) mediations are held in a confidential manner and were held last week on this matter. David further noted the OMB member paused the mediation session for later discussion

Moved by: Cameron Kennedy Seconded by: Ellen Anderson

THAT Council receive Staff Report SRB.10.11 respecting "Update on Ontario Municipal Board Mediation Session – Martinek/Tyrolean Village Resorts" for information purposes, unanimously Carried.

**C.3 Update on Ontario Municipal Board Mediation Session – Rosen/the Lodges at Blue Mountain Appeals, Short Term Accommodation ICBL, Official Plan Amendment & Zoning By-Laws – PL.10.12**

Moved by: Cameron Kennedy Seconded by: R.J. Gamble

THAT Council receive Staff Report SRB.10.12 respecting "Update on Ontario Municipal Board Mediation Session – Rosen/The Lodges at Blue Mountain Appeals, Short Term Accommodation Interim Control By-Law, Official Plan Amendment & Zoning By-Laws, unanimously Carried.

Director of Planning & Building David Finbow spoke noting the second mediation session of Rosen/The Lodges at Blue Mountain was concluded and the Town is preparing for the Ontario Municipal Board ("OMB") session further noting no further mediation will be held, and the full OMB hearing will be this summer.

**C.2 Niagara Escarpment Commission – G/R/2009 – 2010/9099 Helen Bambrough, PL.10.10**

Planner Bryan Pearce reviewed Report PL.10.10 identifying the location of the property noting the proposed arena is within the front yard setback which is in effect in this area, further noting conditions have been built into the recommendation before the Committee.

Deputy Mayor McKinlay then spoke questioning the condition of the road, Bryan replying the 6<sup>th</sup> line is an open and maintained road to the residential parcel (past the subject property) on the south side of the road just east side of the subject property.

Duncan then questioned how large a 395 square metre arena is in comparison to the Town's arena, Councillor Gamble replying the subject arena is smaller than the Town's arena.

Duncan then expressed concern that the building will become a training centre that will create demand on the municipal road, Director of Planning & Building David Finbow then spoke noting the application does not indicate the building will be used for commercial purposes and further noted the NEC indicates the building will be an accessory to the main building, and will be for private use.

Moved by: D.R. McKinlay Seconded by: Cameron Kennedy

THAT Council advise the Niagara Escarpment Commission that the Town has no objection to the Development Permit Application File No. G/R/2009-2010/9099; legally described as SW Part Lot 7, Concession 2; Part 5, RP 16R-2236; town of The Blue Mountains; subject to the following conditions:

1. That the proposed accessory building shall preclude any form of human habitation, to the satisfaction of the Niagara Escarpment Commission.
2. That the accessory building commence in conjunction with or, following the construction of the main building, being the single detached dwelling, to the satisfaction of the Niagara Escarpment Commission.
3. That the subject lands, inclusive of the accessory building, shall preclude any form of commercialized use, to the satisfaction of the Niagara Escarpment Commission.
4. That an Entrance Permit must be obtained from the Town of The Blue Mountains Engineering and Public Works Department prior to the onset of construction.
5. That Building Permit(s) must be obtained from the Town of The Blue Mountains Building Division for the development proposal prior to the onset of construction.
6. That On-Site Sewage Permit(s) must be obtained from the Town of The Blue Mountains Building Division for the development proposal prior to the onset of construction, unanimously Carried.

#### **D. Minutes & Reports List - Receive/Adopt**

Moved by: Ellen Anderson      Seconded by: Cameron Kennedy

THAT the Committee of Adjustment Minutes of October 22, 2009 be received and adopted, unanimously Carried.

#### **E. New and Unfinished Business**

Councillor Kennedy then spoke regarding the Hester Street Parking Lot

Moved by: Cameron Kennedy      Seconded by: D.R. McKinlay

THAT Staff will prepare a Report on the feasibility of paving the Hester Street Parking Lot prior to the Beaver River Bridge Construction in 2010.

In speaking to the Motion, Deputy Mayor McKinlay spoke noting it will be good to have a Report regarding the feasibility of paving the Hester Street Parking Lot if it is a priority of Council or the community, further noting there could be property ownership issues, but noted he was satisfied to second the Motion.

Councillor Gamble then spoke questioning if the paving will include The Mill parking across the street from the Hester Street parking lot, Deputy Mayor McKinlay replying that the Report will cover these questions.

Councillor Kennedy then spoke in response to Councillor Gamble noting another issue to be addressed would be possibility of changing Hester Street to a one-way street, which would include paving across the street from the parking lot, Duncan replying that there are considerations before the Engineering and Public Works Department now with respect to the bridge construction.

CAO Paul Graham then spoke confirming Council is considering paving the Hester Street parking lot on the west side of Hester Street and changing Hester Street to a one way street, Duncan replying they are considering a temporary one way street on Hester Street.

Council then voted on the Motion, unanimously Carried.

**F. Closed Session**

N/A

**G. Next Meeting Date**

March 1, 2010

**H. Adjournment**

Moved by: Cameron Kennedy Seconded by: Ellen Anderson

THAT this Planning & Building Committee meeting does now adjourn at 7:44 pm, unanimously CARRIED.